

Board of Commissioners

Dirk Rohne – Chairman
Robert Stevens – Vice-Chair
Frank Spence – Secretary
James Campbell – Treasurer
Scott McClaine – Assistant Secretary/Treasurer

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Regular Session

August 2, 2022 @ 4:00 PM
10 Pier 1, Suite 209, Astoria, OR*

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting by calling the Port of Astoria at (503) 741-3300.

*This meeting will also be accessible via Zoom. Please see page 2 for login instructions.

Agenda

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. COMMISSION REPORTS
5. CHANGES/ADDITIONS TO THE AGENDA
6. PUBLIC COMMENT – for items on the agenda, when not covered by a public hearing
This is an opportunity to speak to the Commission for 3 minutes regarding any item on the agenda.
Public comment received by the deadline will be read aloud at the meeting.
7. CONSENT CALENDAR:
 - a. Meeting Minutes –
 - Budget Committee 05/18/2022 3
 - Budget Adoption Hearing & Workshop Session 06/14/2022 6
 - Finance Committee Meeting 06/15/2022.....12
 - b. Financials – Estimated June 2022 16
 - c. Event Calendar – August 2022..... 22
8. ACTION:
 - a. Finance Committee RE: Vacant Lot 23
 - b. Reconsideration of Membership in C.R.E.S.T..... 26
9. PUBLIC COMMENT – for non-agenda items
This is an opportunity to speak to the Commission for 3 minutes regarding Port concerns not on the agenda.
Public comment received by the deadline will be read aloud during the meeting.
10. EXECUTIVE DIRECTOR COMMENTS
11. UPCOMING MEETING DATES:
 - a. Workshop Session – August 16, 2022 at 4:00 PM
 - b. Regular Session – September 6, 2022 at 4:00 PM
12. ADJOURN

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Board of Commissioners**HOW TO JOIN THE ZOOM MEETING:**

Online: Direct link: <https://us02web.zoom.us/j/86905881635?pwd=amhtTTBFcE9NUElxNy9hYTFPQTlzQT09>
Or go to [Zoom.us/join](https://zoom.us/join) and enter Meeting ID: 869 0588 1635, Passcode: 422

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**MEETING MINUTES
MAY 18, 2022**

PORT OF ASTORIA
BUDGET COMMITTEE MEETING
PIER ONE BUILDING
#10 PIER 1, SUITE 209
ASTORIA, OR 97103

Call to Order:

Budget Committee Chair Walt Postlewait called the Budget Committee Meeting to order at 1:02 pm.

Roll Call:

Commissioners Present: Frank Spence*; Robert Stevens; Dirk Rohne*; and Jim Campbell. Commissioners Frank Spence and Dirk Rohne attended via Zoom. Commissioner Scott McClaine was not present.

Citizen Committee Members Present: Walt Postlewait; John Lansing; Bill Young; Tad Pedersen; and Steve Kraske.

Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; and Accounting & Business Services Manager Melanie Howard.

Also Attending: Ethan Myers of *The Astorian*

Continue Review of Proposed Budget for Fiscal Year 2022-2023:

Budget Committee Chair, Walt Postlewait notes how impressed he was with the Committee's work at the last Budget Committee meeting and thanks Port staff for their work in putting together the budget package. Postlewait asks the committee if there are any items to discuss before the Committee continues the budget packet review. John Lansing refers to the Budget Committee's recommendation at the last meeting to include staffing recommendations in the Airport Master Plan scope of work and asks to reconsider the matter. Lansing questions if the Budget Committee or the Commission has the authority to recommend to the Executive Director to hire staff. Lansing conferred with George Dunkel of the Special Districts Association of Oregon (SDAO), Port Manager with Business Oregon Stephanie Prybyl, the Director of the Sunset Transportation District, and the former Oregon Senator (Betsy Johnson); all parties answered a firm no to the question. Lansing would like unanimous consent from the committee to change his vote on the matter. Postlewait clarifies that the motion was to include a staffing model for the airport in the feasibility study. Postlewait does not agree that there is an issue with the recommendation.

Postlewait moves on to the memo Finance, HR & Business Services Manager Melanie Howard included in the meeting packet. The memo lists updates from the original proposed budget that was presented at the May 4th meeting. The discussion included the following:

- Items 2 and 3 on the memo are proposed language edits to the narrative language. Postlewait references item 3b, and suggests to edit the last sentence to include updated page numbers for the East Mooring Basin Design & Repairs project. Howard notes that Commissioner Spence has also proposed a small language edit for item 2. The first sentence states, "The principal framework for this budget was informed by the Strategic Business Plan Update"; Spence requests to remove the language stating, "informed by".

- Postlewait introduces item 1. At the first Budget Committee meeting, the committee recommended adding \$10,000 to the Airport Capital Outlay for Land & Land Improvements “Vegetation Management” project. The committee has not discussed where \$10,000 would be reallocated from. Commissioner Campbell identifies the \$25,000 expenditure for a Gator Utility Vehicle; Steve Kraske recommends reducing the line item by \$10,000 to offset the increased expenditure for airport vegetation management.

Steve Kraske moved to approve items 2, 3a, & 3b updates to the original proposed budget for FY 2022-2023. John Lansing seconded. The motion passed unanimously.

Steve Kraske moved to reduce the \$25,000 line item allocated for the Gator Utility Vehicle to \$15,000 and increase the Airport Vegetation Management line item from \$20,000 to \$30,000. John Lansing seconded. The motion passed unanimously.

Public Comment:

There were no requests for public comment.

Approval of Proposed Budget for Fiscal Year 2022-2023:

John Lansing moved to approve the proposed budget for fiscal year 2022-2023 and forward it to the Port Commission. The motion was seconded. The motion passed unanimously.

Approval of Tax Rate for Fiscal Year 2022-2023:

Executive Director Isom advised that the Port is seeking the maximum allowable tax rate of \$.1256 per \$1,000 of assessed value for the upcoming fiscal year 2022-2023. This is the permanent rate that was included in the budget.

John Lansing moved to approve the tax rate of \$0.1256 per \$1,000 of assessed value within the taxing district for fiscal year 2022-2023. The motion was seconded. The motion passed unanimously.

General Discussion

- Executive Director Isom informs the committee that there may be a need to reappropriate the current FY budget due to increased sales and costs of materials.
- Isom goes on to say, Cruise ships will return this September. There were unique challenges this spring to restarting the cruise ship season after the pandemic hiatus. Isom will be meeting with Terminal Manager Susan Transue and Cruise Marketing Director Bruce Conner to discuss challenges for the fall season.
- Steve Kraske asks what the long-term goals are for the West side of Pier 1. Isom explains that the Pier 1 area is included in the footprint of the Astoria Waterfront Master Plan (AWMP). The area is for mixed-use and industrial use. There have been multiple opportunities for Pier 1; Isom is working with staff to see which opportunities fit in with the AWMP. Isom notes that dredging in Pier 1 is problematic as the Port does not have a permit to discharge dredge materials (materials must be discharged upriver).

Adjourned

Budget Committee Chairman Postlewait thanked the citizen committee for their time and Port staff for their time and efforts. Postlewait adjourned the meeting at 1:37 PM.

APPROVED:

ATTEST:

Dirk Rohne, Board Chairman
Board of Commissioners

Frank Spence, Secretary
Board of Commissioners

Respectfully submitted by:
Stacy Bandy
Executive Assistant / Administrative Coordinator

August 2, 2022
Date Approved by Commission

DRAFT



**MEETING MINUTES
JUNE 14, 2022**

**PORT OF ASTORIA
BUDGET ADOPTION HEARING
AND WORKSHOP SESSION
PIER ONE BUILDING
#10 PIER 1, SUITE 209
ASTORIA, OR 97103**

BUDGET ADOPTION HEARING

Call to Order

Chairman Spence called the Budget Adoption Hearing to order at 4:00 pm.

Roll Call

Commissioners Present: Dirk Rohne; Robert Stevens; Frank Spence; Jim Campbell; and Scott McClaine.
Staff Present: Executive Director Will Isom; Deputy Director Matt McGrath; Finance, HR & Business Services Manager Melanie Howard; and Executive Assistant / Administrative Coordinator Stacy Bandy.
Port Counsel: Eileen Eakins was not present for this session.
Also Attending: Erik Bakkum with Maul Foster; Jerod Goodin and Jonathan Mark with Astoria, Crab & Fish Co.; MB; Jeremy McNett; and Ethan Myers of *The Astorian*.

Pledge of Allegiance

Presentation of Proposed Budget for Fiscal Year 2022-2023

Finance, HR & Business Services Manager Melanie Howard introduced the budget appropriations for fiscal year 2022-2023 as noted on Resolution 2022-06 with a General Fund total of \$12,872,207 and a Special Revenue Fund Interfund Transfer of \$198,811. The total presented budget for consideration for fiscal year 2022/2023 will be \$14,134,432.

Call for Public Comment on Proposed Budget

There were no requests for public comment.

Adjourned

Commissioner Spence adjourned the Budget Adoption Hearing at 4:03 pm.

WORKSHOP SESSION

Call to Order

Chairman Spence called the Regular Session to order at 4:03 pm, immediately following the adjournment of the Budget Adoption Hearing.

Changes/Additions to the Agenda:

There were no changes or additions to the agenda.

Public Comment:

There were no requests for public comment.

Consent Calendar:

The consent calendar consisted of the following:

- Meeting Minutes – 04/05/22 Regular Session, 4/19/22 Workshop Session
- Financials – April 2022
- Event Calendar – June 2022

Commissioner Rohne moved to approve the consent calendar as presented. Commissioner Campbell seconded. The motion carried unanimously 5-0 amongst the commissioners present.

Advisory/Discussion:

11a. Offshore Wind Energy – Lori Steel of the West Coast Seafood Processors Association
Executive Director of the West Coast Seafood Operators Association (WCSPA), Lori Steel, introduced herself and explained that she is here looking for support from the Port to provide comment to the Bureau of Ocean Energy Management's (BOEM) proposed off-shore wind energy development. Steel explains that BOEM has fast-tracked their process and they have not considered environmental impacts nor engaged with the fishing industry. WCSPA is in support of a deliberate process that would slow down the current process and evaluate the environmental and economic impacts and the trade-offs between the two. This topic will be added to the next agenda for action.

Action Items:

12a. Approval of Contract with Maul Foster for AOC 4

Executive Director, Will Isom refers to the Maul Foster Work Order Authorization beginning on page 25 of the packet. Now that the consent judgement has been finalized the Port is now ready to begin the cleanup process. Deputy Director, Matt McGrath, explains the contract with Maul Foster will cover two required elements from the Consent Judgement with the Department of Environmental Quality (DEQ) including a remedial design/remedial action work plan and a Port layout plan. The fee structure is estimated to be a total of \$40,000. Isom adds that the contract is funded by the Partially Responsible Parties (PRP). DEQ holds the funds in an account, though the Port is the custodian of the funds.

- Commissioner Spence asks if the timeline is accurate. Erik Bakkom of Maul Foster explains that there is still sufficient time to adhere to the timeline.

Commissioner McClaine moved to approve the contract with Maul Foster Alongi. Commissioner Rohne seconded. The motion carried unanimously 5-0 amongst the Commissioners present.

12b. Memorandum of Understanding – Astoria Crab & Fish, Co.

Executive Director Isom introduces Jerod Goodin and Johnathan Mark with Astoria, Crab & Fish Co. and refers to the Memorandum of Understanding (MOU) on page 36 of the packet. Isom and McGrath have been in contact with Pacific Dream Seafoods for the last year. In conjunction with

the Astoria Waterfront Master Plan, the idea is to have a location on Pier 1 not only for tourists but for community members to use year-round. Development ideas include an interpretive center and a multi-use common area. Jeremy McNett, the project architect, explains that the MOU is the first step in the development of Pier 1. The goal is to create a facility, a community landmark, that can be used by Astoria, Crab & Fish company, local fishermen, tourists from Cruise Ships, and the community to enjoy the facility. The first stage is to re-develop the pier with new cranes. After cranes are installed, the planning and design phase will begin. Ideas include cold storage, fishermen welfare, small processing space, and eventually retail, restaurant, and community gathering space. McNett opens the floor for questions.

- Commissioner Campbell inquires how legally binding the Memorandum of Understanding (MOU) is. McGrath answers that the MOU is an agreement with an understanding that the Port will move forward with the development of Pier 1 with Astoria, Crab & Fish Co. McGrath adds that the MOU has been reviewed by Port counsel.
- Commissioner Rohne is excited to hear there is a party interested in developing Pier 1. This is a big step in the Astoria Waterfront Master Plan (AWMP) that will benefit the Port and the Community.
- Commissioner Spence agrees with Rohne and adds that the development will be for year-round use. Spence thanks Isom and McGrath for their efforts in negotiating this agreement.
- Commissioner Stevens inquires if the facility will be an all-weather facility. McNett answers that, yes, the facility will be designed for year-round use.
- Isom notes that any proposed lease would come to the Commission for approval. Isom adds that the MOU serves as a transparency document to show the direction the Port is going before a final agreement is brought to the Commission. Isom notes that he has spoken with Andrew Bornstein of Bornstein Seafoods and he is in support of the project.

Commissioner Rohne moved to approve the Memorandum of Understanding with Astoria Crab & Fish, Co. Commissioner Stevens seconded. The motion carried unanimously 5-0 amongst the Commissioners present.

12c. ILWU #50 Collective Bargaining Agreement

Executive Director Isom announces that the Local #50 ILWU Collective Bargaining Agreement contract negotiations are complete, before the self-imposed contract renewal deadline of July 1st. Isom thanks the leadership of the Local #50 ILWU hall and ILWU represented Port staff. The agreement has been approved by the president of the local hall and has been voted on and agreed on by the local bargaining unit members. The contract is a five-year agreement, with a re-opener to negotiate salary and benefits after year three. Other changes include legal changes due to updated laws and language changes to clarify dispute resolution and grievance procedures.

- Commissioner Spence notes how detailed the contract document is. Spence references the drug policy in Article 12 and is glad these policies are in place.
- Commissioner McClaine inquires as to the difference between informal and formal email. Isom explains that informal refers to without union representation and formal would be with union representation.

Discussion continues. Please see the meeting audio for full details.

Commissioner Campbell moved to approve the agreement with the Local #50 ILWU.

Commissioner Rohne seconded the motion. The motion carried unanimously 5-0 amongst the Commissioners present.

12d. Consideration of Donation to Astoria Regatta 2022

Commissioner Spence explains the Sponsorship of the 2022 Astoria Regatta is on the agenda due to his request. The Regatta had been celebrated since 1894 and has returned from the pandemic hiatus. Spence notes that it is appropriate for the Port to sponsor the Regatta. Spence refers to the sponsorship levels on page 70 of the packet and supports the Sockeye (\$1,000) level of sponsorship. The Commissioners discuss the benefits of the various sponsorships. Discussion continues as to the Port's use of funds for sponsorships. Commissioners discuss donating Commission meeting allowance funds to use for sponsorship. For full details, please see meeting audio.

Commissioner Campbell moved to approve the Sockeye \$1,000 sponsorship for the Astoria Regatta. Commissioner Spence seconded the motion. The motion carried unanimously 5-0 amongst the Commissioners present.

12e. Resolution 2022-05: Adopt Supplemental Budget 2021-2022

Commissioner Spence explains that there is a need to adopt a supplemental budget under Oregon statutes, if spending exceeds budgeted amounts. Spence notes the need for a supplemental budget is attributed to fuel sales.

Commissioner Stevens moved to approve Resolution 2022-05 Adopt a Supplemental Budget. Commissioner McClaine seconded the motion. The roll call vote occurred as follows:

Commissioner McClaine: Yes.

Commissioner Rohne: Yes.

Commissioner Stevens: Yes.

Commissioner Campbell: Yes.

Commissioner Spence: Yes.

The motion carried unanimously 5-0 amongst the Commissioners present.

12f. Resolution 2022-06: Adopt Budget and Make Appropriations for Fiscal Year 2022-2023

Commissioner Spence explains that this is a Resolution to adopt the proposed budget from the Budget Adoption Hearing prior to the meeting. The General Fund total appropriations are \$12,872,207. The Special Revenue Fund total appropriations are \$198,811, making total appropriations for all funds \$13,071,018. With unappropriated balance and reserve funds of \$1,063,413 the total adopted budget is \$14,134,432.

Commissioner McClaine moved to approve Resolution 2022-06 Adopt Budget and Make Appropriations for Fiscal Year 2022-2023 as written. Commissioner Campbell seconded the motion. The roll call vote occurred as follows:

Commissioner McClaine: Yes.

Commissioner Rohne: Yes.

Commissioner Stevens: Yes.

Commissioner Campbell: Yes.

Commissioner Spence: Yes.

The motion carried unanimously 5-0 amongst the Commissioners present.

12g. Resolution 2022-07: Imposing and Categorizing Taxes 2022-2023

Commissioner Spence presented the Resolution to impose taxes at the rate of \$.1256 per \$1,000 of assessed value for the year 2022-23.

Commissioner Rohne moved to approve Resolution 2022-07 Resolution Imposing and Categorizing taxes 2022-2023. Commissioner McClaine seconded the motion.

The roll call vote occurred as follows:

Commissioner McClaine: Yes.

Commissioner Rohne: Yes.

Commissioner Stevens: Yes.

Commissioner Campbell: Yes.

Commissioner Spence: Yes.

The motion carried unanimously 5-0 amongst the Commissioners present.

Public Comment

There were no requests for public comment.

Commission Reports:

Commissioner Campbell had nothing to report.

Commissioner Stevens commented on the following:

- Made a presentation at the Rotary meeting on behalf of the Port.

Commissioner McClaine commented on the following:

- Attended the Clatsop Economic Development Recourses (CEDR) awards banquet.
- Attended the welcome reception for the Navy League at the Elks Lodge.
- Recommends that each Commissioner attend the Clatsop County Fair and look at the vendor booths for Port marketing opportunities. A booth would allow the Port to educate the public on the Port's tremendous forward movement; a booth may be an opportunity for the Port next year.

Commissioner Rohne commented on the following:

- Attended the CEDR awards banquet. It was inspirational to hear about the different businesses and the hard work that is going on in the community.

Commissioner Spence commented on the following:

- Commissioners need to complete education requirements through the Special Districts Association of Oregon (SDAO) for the Port to receive up to a 10% reduction in insurance rates. Participation is simple to comply with.
- Prepared a letter to the Department of Forestry in response to the proposed Forest Habitat Conservation Plan.
- Finance Committee will be meeting tomorrow. The committee will be discussing the vacant lot across from Fred Meyer.

Executive Director Comments:

- To receive a Special Districts Insurance Services (SDIS) discount, all Commissioners need to attend an SDAO training or watch the SDAO training videos online. Additionally, two Commissioners are needed to sign up for the Special Districts Board Leadership Academy.
- Finance Committee will meet tomorrow at 12pm. The Committee was originally intending to discuss the Harbor Fee. On the advise of legal counsel, this topic will be deferred to a later date.
- There is a Commission workshop session scheduled for next week. BST Associates will present the results of the Boatyard Feasibility Study.
- Longtime GIS consultant, Mark Scott, has unexpectedly passed away. Mark Scott will be greatly missed throughout the region. Isom extends condolences to Mark's family and friends; he will be missed here at the Port.
- Commissioner Spence inquires as to the status of the City of Astoria's contract with Walker Macy. Isom explains that the contract will allow Walker Macy to develop the code changes needed for the Astoria Waterfront Master Plan (AWMP). It's exciting to see the AWMP moving forward with the MOU with Astoria, Crab & Co. and the additional contract with Walker Macy.

- Commissioner Stevens inquires as to the construction at the airport. Deputy Director McGrath explains that the work is related to washout on the east side of the ramp. This work will no effect the runways.

Upcoming Meeting Dates

- Finance Advisory Committee – June 15, 2022 at 12:00 pm
- Workshop Session – June 21, 2022 at 4:00 pm
- Regular Session – July 5, 2022 at 4:00 PM

Adjourned

Chairman Spence adjourned the meeting at 5:44 pm.

APPROVED:**ATTEST:**

Dirk Rohne, Board Chairman
Board of Commissioners

Frank Spence, Secretary
Board of Commissioners

Respectfully submitted by:
Stacy Bandy
Executive Assistant / Administrative Coordinator

August 2, 2022
Date Approved by Commission

**MEETING MINUTES
JUNE 15, 2022**

PORT OF ASTORIA
FINANCE ADVISORY COMMITTEE MEETING
PIER ONE BUILDING
#10 PIER 1, SUITE 209
ASTORIA, OR 97103

Call to Order:

The meeting was called to order at 1 PM by John Lansing, Finance Committee Chairman.

Roll Call:

Committee Members Present: John Lansing; Walt Postlewait; Cliff Fick; David Oser; Mindy Landwehr; Commissioner Jim Campbell; and Finance, HR & Business Services Manager Melanie Howard.

Commissioners Present: Robert Stevens. Frank Spence, Dirk Rohne, and Scott McClaine were not present for this meeting.

Staff Present: Executive Director Will Isom and Deputy Director Matt McGrath.

Also Attending: Ethan Myers of *The Astorian*.

Chairman Lansing opens the meeting by explaining that three years ago, a memorandum was drafted by Walt Postlewait to recommend the creation of a Port of Astoria Finance Committee. This was the result of the Port trying to right itself. Staff and leadership have put together a lot of ideas to right the ship. This memorandum is a good working document that can continue to be a living document to use as a blueprint going forward. The strategic plan is finalized, and the waterfront plan is finalized. Today the committee will discuss a parcel of property that hasn't produced anything in 75 years. Lansing suggests the committee come up with innovative thinking regarding new tenants, potential business relationships, and other business opportunities. Now is the time to look to the future.

Status of Connect Oregon & Other Grant Opportunities – Shane Jensen

Grant writer Shane Jensen begins with a status update on the Connect Oregon grant. The Port submitted an application to the Connect Oregon program in 2021 for the East Mooring Basin Causeway. The review process is lengthy, initially consisting of modal review committees before they are taken into consideration by a final review committee. The Port's project going into the review process was ranked number 33 out of 49 projects, and it was ranked number 30 at the time of final review. Discussion by the final review committee centered around job creation and overall cost. Unfortunately, only 21 projects were funded. Total Connect Oregon grant submissions totaled \$125 million with only \$46 million in available funds.

- Postlewait asks what the median grant award size was. Jensen answers that many projects were under \$5 million, though other entities such as Hyak Maritime and the Port of Portland had large grant requests.
- Postlewait asks if Jensen can elaborate on the ranking process. Jensen explains each request is initially discussed by a committee such as aviation, rail, or marine, and then rankings are collated with the final review committee.
- Lansing inquires what lobbying the Port can do to increase our odds for the next grant application. Jensen explains that the Port has local support for the project but did not do any direct lobbying. The actual reconstruction of the causeway does not create many jobs, though the application did a good job explaining the causeway's impact on the marine businesses in the area.

- David Oser asks if the Port's application would have been stronger if it had more direct support from local entities such as the City or Chamber of Commerce. Jensen explains that he is not privy to the exact process, though local support will always help a grant application. Local support serves as a threshold for the review committee to focus on substantive metrics.
- Lansing asks if there is anything Jensen would like to address concerning the grant process. Jensen answers that based on the review committee meetings he attended, he'd like to focus on building a narrative to show the legislature and the review committee the larger picture of what this project means for the region. There are tangible economic benefits to repairing the causeway; looking at the project just in terms of job creation is too narrow of a scope.
- On the subject of grants, Isom has a conceptual issue with the process of private and public interests competing for the same pool of public money. Private interests are able to chase dollars in a much different way. It's wasteful for a public entity to use public dollars to go after funds. Almost without exception, ports along the coast operationally struggle and seek grants to fill gaps. As a public agency, the Port is tasked with maintaining infrastructure that may not pencil out financially but serves a public good.
- Lansing suggests Isom's thoughts should be encapsulated in a memorandum.
- Deputy Director Matt McGrath adds that though Hyak Maritime was rated number 16 in total projects, it was ranked number 1 for marine projects. One of the criteria for the grant application review is to have the matching funds; Hyak obtained \$7 million in matching grant funds through the Oregon legislature before the Connect Oregon grant was received.
- Postlewait inquires which grant opportunities the Port should be going after.
- Lansing inquires about federal funding opportunities. Jensen explains that Pier 2 West has been identified for federal grant opportunities.
- Postlewait asks how much involvement Kevin Leahy is with Clatsop Economic Development Recourses (CEDR). David Oser agrees that there are various entities to reach out to in the community for contacts and other support. McGrath adds that Hyak's strategy is a good model. The Port can pursue matching grant funds first through the legislature.

Lansing thanks Jensen for his presentation. Jensen reiterates that it may be a good strategy to direct lobby for matching funds for the East Mooring Basin and Pier 2 West.

Discuss Financial Implications of the Harbor Fee Loss

Executive Director Isom explains that the Port is in the process of working with the Columbia River Steamship Operators' Association (CRSOA). The Port Commission met last night in an executive session with counsel to discuss a path forward. Under advisement from Mike Haglund, he's asked Port leadership not to speak publicly on the matter.

Discuss Port Property across from Fred Meyer

Executive Director Isom begins the discussion by asking the committee to think of the memo that was drafted in 2019 for the Ad hoc Finance Committee. There were several bullet notes to evaluate the Port's assets. The Finance Committee could be helpful in developing parameters for the consideration of selling assets. One challenge, as a quasi-governmental agency, is that the Port does operate and maintain certain assets that do not turn a profit. Still, Isom would make the case that there is a public interest in operating these assets. How to identify what the funding source is? How does the Port decide if and when to sell land to a private interest? At this point, the Port does not have a developed strategy to make these decisions. There have been a number of entities over the years that have expressed interest in Port properties. Discussion points included:

- Lansing inquires which properties the Port would like to develop parameters for. Isom explains that several of the Port's large tenants have expressed interest in purchasing their building or land. Historically the Port has not sold land assets, but maybe it should be considered.

- Commissioner Campbell notes that the airport property in question is highly visible, and it isn't doing the Port any good. The profits of leasing or selling the land could be used for matching funds.
- Lansing notes that it may be short-sited to sell waterfront land. It may be reasonable to discuss selling land up river away from core activities. Lansing asks as the property fits in with the Strategic Development Plan for the airport. McGrath answers that looking at the property could be included in the Mead and Hunt agreement for the Airport Master Plan.
- Postlewait notes that down the line, it would be wise to develop the land to produce revenue. The Port could put out a Request for Proposal (RFP) to develop a two-acre parcel. This could be used to evaluate the process and see what works before developing a twelve-acre parcel.
- Commissioner Campbell advises clearing the land before leasing or selling the land.
- David Oser advises selling the parcel. Market conditions are more favorable now than they will be in the next couple of years.
- Cliff Fick advises seeing which option (sale or lease) makes more sense when the discussion becomes meaningful. It will need to be a win for both parties.

Finance Committee General Discussion

- Cliff Fick discusses the idea of a cruise ship or other vessel for low-income housing. Postlewait agrees that this may be an opportunity and could allow the Port to go after housing grant dollars.
- The Commission approved the Memorandum of Understanding (MOU) with Astoria, Crab & Fish Co. at last night's Commission meeting. This falls in line with the Astoria Waterfront Master Plan (AWMP). Initial concepts include a fishermen's welfare area, an interpretive center, and a fresh seafood market. Isom has met with Andrew Bornstein, and he is in support of this project.
- The Commission also approved a contract with Maul Foster for the cleanup of AOC4. This is the first step in getting a work plan together. DEQ will be the custodian of the pollution funds, funded by the Partially Responsible Parties (PRPs), though the Port will have the authority to submit for reimbursement as costs are incurred.
- The new Local #50 ILWU contract has been approved. The contract will run through June 30th, 2027, with a re-opener clause in three years to renegotiate salary and benefits. Isom thanks the representatives from the local 50 hall and the local bargaining unit for their cooperation.
- The Port of Astoria FY 2022-23 budget was approved by the Commission, as well as a supplemental budget for FY 2021-22. A supplemental budget was required due to a budget exceedance in materials and services due to an increase in fuel sales.
- Deputy Director McGrath explains that Port leadership has spent a lot of time and energy in the last eighteen months planning. McGrath uses a vehicle analogy to explain that momentum is beginning to build. McGrath and Isom have been working with Astoria, Crab & Fish Co. for over a year. On the development side, there has been discussion to develop a common area between Astoria, Crab & Fish Co., and Bornstein Seafoods.
- Isom stated that it was laid out early in the process that any development would need to be a net gain for the community.

Chairman Lansing notes the Finance Committee will meet next in mid-September. This has been one of the most productive meetings. Lansing asks if any committee members have any additional topics to discuss. Lansing thanks all for their time and efforts. Isom asks the committee if they would like to memorialize the recommendation for the 12-acre airport property.

Walt Postlewait makes a motion to entertain putting a "For Sale/For Lease" sign on the 12-acre parcel on the east side of HWY 101 at 101, and Neptune Dr. The motion was seconded. The motion passed unanimously.

Adjourn

Chairman Lansing adjourned the meeting at 2:40PM.

APPROVED:**ATTEST:**

Dirk Rohne, Board Chairman
Board of Commissioners

Frank Spence, Secretary
Board of Commissioners

Respectfully submitted by:
Stacy Bandy
Executive Assistant/Administrative Coordinator

August 2, 2022
Date Approved by Commission

DRAFT



JUNE 2022 FINANCIALS NARRATIVE

There are several important factors to note with June financials:

- The financial reports presented are best estimates for July 2021 through June 2022. The final Narrative, P&L and Balance Sheet reports through June will be presented to the commission in August, after the finance department has finished the process for closing out the fiscal year.
- Budget numbers have been updated to reflect the supplemental budget, as adopted by the commission in June. This will affect comparisons to prior months, when operating income and expense were budgeted lower.
- The P&L report for June shows the total budget for the year, without adjustments to capital spending or grant income. During the year, the budgets for capital outlay/grants are set to match revenue/expense, not seasonally adjusted. As shown, both grant & capital activity was estimated to be roughly 50% of budget for FY22.
- Year-end reporting and audited Financial Statements for the fiscal year will be presented to the commission in October/early November.

Port of Astoria
Profit & Loss Actual vs. Budget
 ESTIMATES for June 2022

	Estimates Jul 2021 - Jun 2022	Actuals Jul 2020 - Jun 2021	Budget Jul 2021 - Jun 2022	Budget Variance Through Jun	% of Budget Through Jun	Full '21-'22 Budget
<u>Operating Revenues</u>						
Dockage & Vessel Service	1,149,382	992,169	1,180,000	-30,618	97%	1,180,000
Lease & Rental Income	2,114,191	1,953,929	2,163,925	-49,734	98%	2,163,925
Rebilled Expenses	1,506,783	1,267,142	1,499,380	7,403	100%	1,499,380
Boat Haulout	617,760	434,763	390,000	227,760	158%	390,000
Marina Revenues	673,293	612,830	626,480	46,813	107%	626,480
Fuel Sales	1,513,761	922,163	1,380,700	133,061	110%	1,380,700
Ticket Revenues	6,495	7,195	8,500	-2,005	76%	8,500
Other Income	89,125	115,524	100,800	-11,675	88%	100,800
Total Operating Revenues	7,670,790	6,305,715	7,349,785	321,005	104%	7,349,785
<u>Operating Expenses</u>						
Personnel Services	2,519,903	2,557,550	2,879,677	-359,774	88%	2,879,677
Materials and Services	4,069,266	3,465,700	3,817,098	252,168	107%	3,817,098
Total Operating Expenses	6,589,169	6,023,249	6,696,775	-107,606	98%	6,696,775
Income from Operations	1,081,621	282,465	653,010	428,611	166%	653,010
<u>Non-Operating Revenues</u>						
Property Tax Revenues-Genl Fund	856,144	833,566	841,048	15,096	102%	841,048
Timber Tax Revenues	111,728	198,864	139,458	-27,730	80%	139,458
Other County Revenues	36,258	42,931	39,500	-3,242	92%	39,500
Grants*	2,305,037	1,179,811	4,678,334	-2,373,297	49%	4,678,334
Interest Income	4,319	1,424	8,250	-3,931	52%	8,250
Total Non-Operating Revenues	3,314,698	2,256,596	5,706,590	-2,391,892	58%	5,706,590
<u>Total Non-Operating Expenses</u>						
Capital Outlay*	3,435,142	2,803,347	6,881,192	-3,446,050	50%	6,881,192
Interest Expense	91,400	142,939	95,000	-3,600	96%	95,000
Principal Expense	199,352	139,262	220,000	-20,648	91%	220,000
Total Non-Operating Expenses	3,725,894	3,085,547	7,196,192	-3,470,298	52%	7,196,192
Net Income (Loss)	670,425	-546,486	-836,592	1,507,017		-836,592

*Capital Outlay/Grants year-to-date budget set to match Revenue/Expense, not seasonally adjusted.

Port of Astoria
Balance Sheet
ESTIMATE as of June 2022

June 29, 2022

ASSETS

Current Assets

Cash & Cash Equivalents

Cash Funds	745
Operating Account #1442	901,293
Payroll Account #5344	17,204
Bornstein MMA #0004	63,309
Money Market #1259	262,410
Total Lewis & Clark Bank	1,244,215

Total Cash & Cash Equivalents 1,244,960

Accounts Receivable 1,402,618

Other Current Assets 1,478,663

Total Current Assets **4,126,242**

Fixed Assets 34,409,861

Other Assets

Long-term Receivables **6,269,621**

TOTAL ASSETS **44,805,724**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable 618,695

Other Current Liabilities 958,155

Total Current Liabilities **1,576,849**

Long Term Liabilities

Accrued Vacation Payable 137,170

Accrued Sick Leave 150,986

Notes Payable 13,991,007

Net Pension Liability 2,050,327

OPEB Liability 1,069,338

Pollution Remediation AOC 4 Liability 1,456,000

Less Current Portion LT Debt -361,076

Total Long Term Liabilities **18,493,752**

Total Liabilities 20,070,601

Equity

Retained Earnings 24,064,698

Net Income 670,425

Total Equity **24,735,123**

TOTAL LIABILITIES & EQUITY **44,805,724**



**Capital Projects
ESTIMATES for June 2022
Budget to Actual**

DEPARTMENT AND PROJECT			CAPITAL SPENDING & GRANTS - AS BUDGETED			ACTUAL CAPITAL SPENDING & GRANTS			REMAINDER & PRIORITY	
Department	Accounting Reference #	Description	Adopted Capital Expenditure	Adopted Grant Funding	Adopted POA Expense	Expenses through 06/29/2022	Grants Received through 06/29/2022	Expenses through 06/29/2022 NET OF GRANTS	Budgetary Estimate of Remaining POA Expense	Priority Level (1-10) 9=Completed 10=Removed
WFW	32	P2 West 30% Design	40,000		40,000	82,277	-	82,277	(42,277)	1
WFW	33	P2 West Final PS&E Documents; Permitting & Mitigation	250,000		250,000	-	-	-	250,000	1
Airport	04	Backfill and Site Prep Behind Overbay	30,000		30,000	6,058	-	6,058	23,942	2
Airport	05	Backfill and Site Prep Behind Recology	25,000		25,000	13,538	-	13,538	11,462	2
Airport	06	FBO Upgrades	15,000		15,000	47,372	7,500	39,872	(24,872)	2
Airport	07	Hangar Maintenance	50,000		50,000	310	-	310	49,690	3
WFE - Marinas	22	EMB Dredging - Sampling & Analysis	29,650		29,650	36,738	-	36,738	(7,088)	3
WFW	41	Waterfront Bathymetry	22,000		22,000	-	-	-	22,000	3
Airport	08	Industrial Park	250,000	225,000	25,000	705	-	705	24,295	4
Boatyard	14	Boatyard Feasibility Study	66,666	50,000	16,666	73,627	45,000	28,627	(11,961)	4
Administration	01	2021-22 IT Upgrades	10,000		10,000	9,999	-	9,999	1	5
Airport	03	Airport Master Plan	107,500	90,000	17,500	6,400	-	6,400	11,100	5
WFW	27	422 Gateway - siding, windows, interior upgrades	75,000		75,000	-	-	-	75,000	6
WFE - Marinas	26	West Marina Dredging	482,500		482,500	403,392	-	403,392	79,108	9
Airport	02	AIP 26 Apron Ph. 2	2,388,852	2,381,352	7,500	1,639,176	1,717,265	(78,089)	-	9
Airport	09	Overbay Building - windows, siding, exterior upgrades	20,000		20,000	9,695	-	9,695	10,305	9
Airport	11	Repair Fencing	7,500		7,500	6,200	-	6,200	1,300	9
Airport	13	Vegetation Management	42,500		42,500	43,300	-	43,300	(800)	9
Boatyard	15	Heat Pump for new shop	5,500		5,500	1,906	-	1,906	3,594	9
WFE - Marinas	23	Marina Piling Replacement (25)	95,000		95,000	134,171	-	134,171	(39,171)	9
WFW	30	Fender Pile Replacement (40) Pier 1 West, Pier 2 East, Pier 2 West	125,000		125,000	273,712	-	273,712	(148,712)	9
WFW	34	Pier 1 Building - paint	25,000		25,000	36,589	-	36,589	-	9
WFW	37	Seal Coat and Stripe Pier 1 Lot	12,500		12,500	26,834	-	26,834	-	9
WFW	39	Slip 1 Debris Removal	25,000		25,000	21,750	-	21,750	3,250	9
Airport	10	Rehab Tetrahedron	15,000		15,000	-	-	-	15,000	10
Airport	12	Taxiway/Ramp Striping; Closed Runway Marking; 12,000 LF	10,000		10,000	-	-	-	10,000	10
Boatyard	16	Refurbish Boatyard dually Forklift (new tower and hydraulic components)	20,000		20,000	-	-	-	20,000	10
Boatyard	17	Sandblasting Building	10,000		10,000	-	-	-	10,000	10
WFE	18	Central Waterfront Master Plan - Permitting and Design	12,500		12,500	59	-	59	12,441	10
WFE	19	Chinook Building Repairs (roof and interior)	5,000		5,000	-	-	-	5,000	10
WFE	20	Seal Coat and Stripe Chinook Lot	12,500		12,500	-	-	-	12,500	10
WFE - Marinas	21	Causeway Repairs	1,809,980	1,491,810	318,170	213,580	-	213,580	104,590	10
WFE - Marinas	24	Marina Truck	20,000		20,000	-	-	-	20,000	10
WFE - Marinas	25	T-Dock Power	150,000		150,000	-	-	-	150,000	10
WFW	28	AOC4	300,000	300,000	-	-	-	-	-	10
WFW	29	Central Waterfront Master Plan - Permitting and Design	12,500		12,500	-	-	-	12,500	10
WFW	31	Fire suppression/system upgrades - Pier 2	20,000		20,000	-	-	-	20,000	10
WFW	35	Pier 2 East - Repairs based on ODOT reports	50,000		50,000	-	-	-	50,000	10
WFW	36	Replace 200' storm water pipe	12,000		12,000	-	-	-	12,000	10
WFW	38	Security Upgrades: Trident equipment; Pier 1 Generator; Pier 1 Booth	201,544	140,172	61,372	-	-	-	61,372	10
WFW	40	Stormwater Upgrades / Maintenance	20,000		20,000	-	-	-	20,000	10
		Misc				347,754	470,326	(122,572)	-	
TOTALS			6,881,192	4,678,334	2,202,858	3,435,142	2,240,091	1,195,051	825,569	

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	06/07/2022	81111	Absolute Suppliers, Inc.	Order #204849	7,152.43
Bill Pmt -Check	06/07/2022	81112	Advanced Remediation Technologies, Inc.		1,805.00
Bill Pmt -Check	06/07/2022	81113	America's Phone Guys		47.50
Bill Pmt -Check	06/07/2022	81114	AT&T	Acct # 019 295 1870 001	22.29
Bill Pmt -Check	06/07/2022	81115	Aviation Laboratories	AS450	284.07
Bill Pmt -Check	06/07/2022	81116	Blair Henningsgaard - Atty at Law	File #5535	1,028.72
Bill Pmt -Check	06/07/2022	81117	Bogh Electric		135.00
Bill Pmt -Check	06/07/2022	81118	Campbell Environmental		3,290.00
Bill Pmt -Check	06/07/2022	81119	Card Service Center		2,349.77
Bill Pmt -Check	06/07/2022	81120	CenturyLink	Acct # 497163267	101.11
Bill Pmt -Check	06/07/2022	81121	Charter Business - 0229	8787 14 680 0000229	2,109.63
Bill Pmt -Check	06/07/2022	81122	Charter Business - 0590	8787 14 001 0420590	39.99
Bill Pmt -Check	06/07/2022	81123	Charter Business - 5595	Acct # 8787 14 002 0105595	179.97
Bill Pmt -Check	06/07/2022	81124	Cintas Corporation	10829	457.55
Bill Pmt -Check	06/07/2022	81125	City Lumber	Cust # 7259	293.95
Bill Pmt -Check	06/07/2022	81126	City of Astoria - utilities		688.19
Bill Pmt -Check	06/07/2022	81127	Clean Sweep Maintenance, Inc.		172.50
Bill Pmt -Check	06/07/2022	81128	DSL		28,622.28
Bill Pmt -Check	06/07/2022	81129	Englund Marine (Boatyard)		31.20
Bill Pmt -Check	06/07/2022	81130	Englund Marine (Marina)		25.37
Bill Pmt -Check	06/07/2022	81131	Englund Marine (MX)		823.99
Bill Pmt -Check	06/07/2022	81132	EPIC Aviation, LLC - fuel	AST0770GP	78,023.60
Bill Pmt -Check	06/07/2022	81133	Hart Radiator		1,401.38
Bill Pmt -Check	06/07/2022	81134	Hauer's Lawn Care & Equip		36.95
Bill Pmt -Check	06/07/2022	81135	Independent Actuaries, Inc.		4,000.00
Bill Pmt -Check	06/07/2022	81136	Inland Electric, Inc.	Job # S12460B	2,875.00
Bill Pmt -Check	06/07/2022	81137	J P Plumbing Company, Inc.	Cust ID: AS75	195.00
Bill Pmt -Check	06/07/2022	81138	Jackson and Son Oil		30,799.81
Bill Pmt -Check	06/07/2022	81139	Lawson Products	Cust # 10075026	218.54
Bill Pmt -Check	06/07/2022	81140	Mascott Equipment Co, Inc		3,388.56
Bill Pmt -Check	06/07/2022	81141	Melanie Howard (A/P)	Reimbursements	93.15
Bill Pmt -Check	06/07/2022	81142	Northwest Local Government Legal Advi...	May 2022	2,255.00
Bill Pmt -Check	06/07/2022	81143	Northwest Parking Equipment Co.		404.52
Bill Pmt -Check	06/07/2022	81144	NW Natural	Acct #2737126-9	135.71
Bill Pmt -Check	06/07/2022	81145	Oregon Dept. of Agriculture	Voucher #230699	653.00
Bill Pmt -Check	06/07/2022	81146	Pacific Power		1,852.36
Bill Pmt -Check	06/07/2022	81147	PacificSource Administrators	Employer ID: P00431	4,583.05
Bill Pmt -Check	06/07/2022	81148	PERS Health	RH - Group: 10013822 Subscriber: J24129553	264.78
Bill Pmt -Check	06/07/2022	81149	PetroCard, Inc.	01-0004280	1,623.01
Bill Pmt -Check	06/07/2022	81150	Recology Western Oregon		2,937.97
Bill Pmt -Check	06/07/2022	81151	S. Bruce Conner	June 2022	2,100.00
Bill Pmt -Check	06/07/2022	81152	Shane Jensen - Grant Writer	Grant Writing - May 2022	8,397.50
Bill Pmt -Check	06/07/2022	81153	Shred-It	Cust # 16971101	60.00
Bill Pmt -Check	06/07/2022	81154	Sierra Springs	928320221793628	178.46
Bill Pmt -Check	06/07/2022	81155	Solutions YES, LLC	Acct # PO03	147.32
Bill Pmt -Check	06/07/2022	81156	Special Touch Janitorial, Inc.	May 2022	4,090.00
Bill Pmt -Check	06/07/2022	81157	Spectrio, LLC	Acct # SPX755863	105.00
Bill Pmt -Check	06/07/2022	81158	Standard Insurance Co.	Policy # 00 158620 0001	1,848.10
Bill Pmt -Check	06/07/2022	81159	Stormwater Biochar, LLC		480.00
Bill Pmt -Check	06/07/2022	81160	Sundial Travel Services, Inc.	Reimb for Seatrade 22 in Miami, FL	4,065.46
Bill Pmt -Check	06/07/2022	81161	Sunset Auto Parts - NEW	Cust # 76004	221.12
Bill Pmt -Check	06/07/2022	81162	The Daily Astorian	Account # 12928	352.80
Bill Pmt -Check	06/07/2022	81163	VenTek International	Cust # PORTASTORIA	380.00
Bill Pmt -Check	06/07/2022	81164	Verizon Wireless #7705-1	270297705-00001	567.26
Total 102-02 - CCB Operating #1442					208,394.92
Total 102-00 - Cash					208,394.92
TOTAL					208,394.92

J 70
4-7-22
OK

Port of Astoria
Vouchers Paid -- Operating Acct

Type	Date	Num	Name	Memo	Credit
102-00 - Cash					
102-02 - CCB Operating #1442					
Bill Pmt -Check	06/20/2022	81165	ALS Environmental		870.00
Bill Pmt -Check	06/20/2022	81166	America's Phone Guys		573.77
Bill Pmt -Check	06/20/2022	81167	Bayview Asphalt, Inc.	Cust # 119613	1,042.00
Bill Pmt -Check	06/20/2022	81168	Bergerson Construction, Inc		32,769.50
Bill Pmt -Check	06/20/2022	81169	Blue Line Courier, LLC		200.00
Bill Pmt -Check	06/20/2022	81170	Bogh Electric		1,052.13
Bill Pmt -Check	06/20/2022	81171	Brendon Stock (A/P)	Reimbursement for work boots	77.97
Bill Pmt -Check	06/20/2022	81172	Burl (Bud) Shoemaker II		3,379.48
Bill Pmt -Check	06/20/2022	81173	CHS Inc/Cenex	Cust # 195072	470.13
Bill Pmt -Check	06/20/2022	81174	Cintas Corporation	10829	366.04
Bill Pmt -Check	06/20/2022	81175	City Lumber	Cust # 7259	364.95
Bill Pmt -Check	06/20/2022	81176	City of Warrenton		2,873.81
Bill Pmt -Check	06/20/2022	81177	Clatsop County Lawn & Tractor	544212	111.98
Bill Pmt -Check	06/20/2022	81178	EPIC Aviation, LLC - fuel	AST0770GP	50,403.13
Bill Pmt -Check	06/20/2022	81179	Frank Spence, Commissioner	Reimb - May 2022	100.00
Bill Pmt -Check	06/20/2022	81180	Hauer's Lawn Care & Equip		470.84
Bill Pmt -Check	06/20/2022	81181	Home Depot	6035 3225 3191 4798	1,266.10
Bill Pmt -Check	06/20/2022	81182	iFocus Consulting, Inc.		4,775.00
Bill Pmt -Check	06/20/2022	81183	J P Plumbing Company, Inc.	Cust ID: AS75	175.50
Bill Pmt -Check	06/20/2022	81184	Jim Varner's Automotive		822.90
Bill Pmt -Check	06/20/2022	81185	Jordan Ramis PC	Client ID 43046	1,280.00
Bill Pmt -Check	06/20/2022	81186	Landside Resources, Inc.	May 2022	1,525.00
Bill Pmt -Check	06/20/2022	81187	Lawson Products	Cust # 10075026	194.06
Bill Pmt -Check	06/20/2022	81188	Lum's Auto Center	W/O #2197	104.42
Bill Pmt -Check	06/20/2022	81189	Maritime Fire & Safety Assoc.	Cust ID: PORAST02	1,350.00
Bill Pmt -Check	06/20/2022	81190	P & L Johnson Mechanical, Inc.		2,515.00
Bill Pmt -Check	06/20/2022	81191	Pacific Power	Acct #09996911-015 6	2,553.59
Bill Pmt -Check	06/20/2022	81192	Pape Machinery, Inc.	Cust # 101890	241.92
Bill Pmt -Check	06/20/2022	81193	PetroCard, Inc.	01-0004280	1,004.77
Bill Pmt -Check	06/20/2022	81194	Quadient (postage)	X3391	165.82
Bill Pmt -Check	06/20/2022	81195	Recology Western Oregon (LA)	A1080000232	1,015.51
Bill Pmt -Check	06/20/2022	81196	Sign One		318.00
Bill Pmt -Check	06/20/2022	81197	Solutions YES, LLC		691.85
Bill Pmt -Check	06/20/2022	81198	Staples Advantage		175.74
Bill Pmt -Check	06/20/2022	81199	Sunset Auto Parts - NEW	Cust # 76004	106.52
Bill Pmt -Check	06/20/2022	81200	Sweet Septic and Portable Service	May 2022	260.00
Bill Pmt -Check	06/20/2022	81201	The Daily Astorian	Account # 12928	367.50
Bill Pmt -Check	06/20/2022	81202	TJ's Auto Repair		1,533.62
Bill Pmt -Check	06/20/2022	81203	Trails End Recovery		40.00
Bill Pmt -Check	06/20/2022	81204	Walter E. Nelson Co.	Cust # 1629	1,179.80
Bill Pmt -Check	06/20/2022	81205	Warrenton Fiber Company	Cust # Por Ast	2,328.52
Total 102-02 - CCB Operating #1442					121,116.87
Total 102-00 - Cash					121,116.87
TOTAL					121,116.87

OK
JMO 6-20-22

August 2022

August 2022							September 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	1	2	3	4	5	6	4	5	6	7	1	2	3
14	8	9	10	11	12	13	11	12	13	14	15	16	17
21	15	16	17	18	19	20	18	19	20	21	22	23	24
28	22	23	24	25	26	27	25	26	27	28	29	30	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 31	Aug 1 7PM Astoria City Council Mtg	2 4PM Regular Session 6PM CB City Council Mtg	3 7PM Gearhart City Council Mtg	4	5	6
7	8 7PM Seaside City Council Mtg	9 6PM CB City Council Work Mtg 6PM Warrenton City Council Mtg	10 6PM Clatsop Cnty Commission	11	12	13
14	15 7PM Astoria City Council Mtg	16 4PM Regular Workshop Session	17	18	19	20
21	22 7PM Seaside City Council Mtg	23 530PM Astoria Planning Commission 6PM Warrenton City Council Mtg	24 6PM Clatsop Cnty Commission	25	26	27
28	29	30 7:30AM AWACC Breakfast Mtg	31	Sep 1	2	3

August 2, 2022

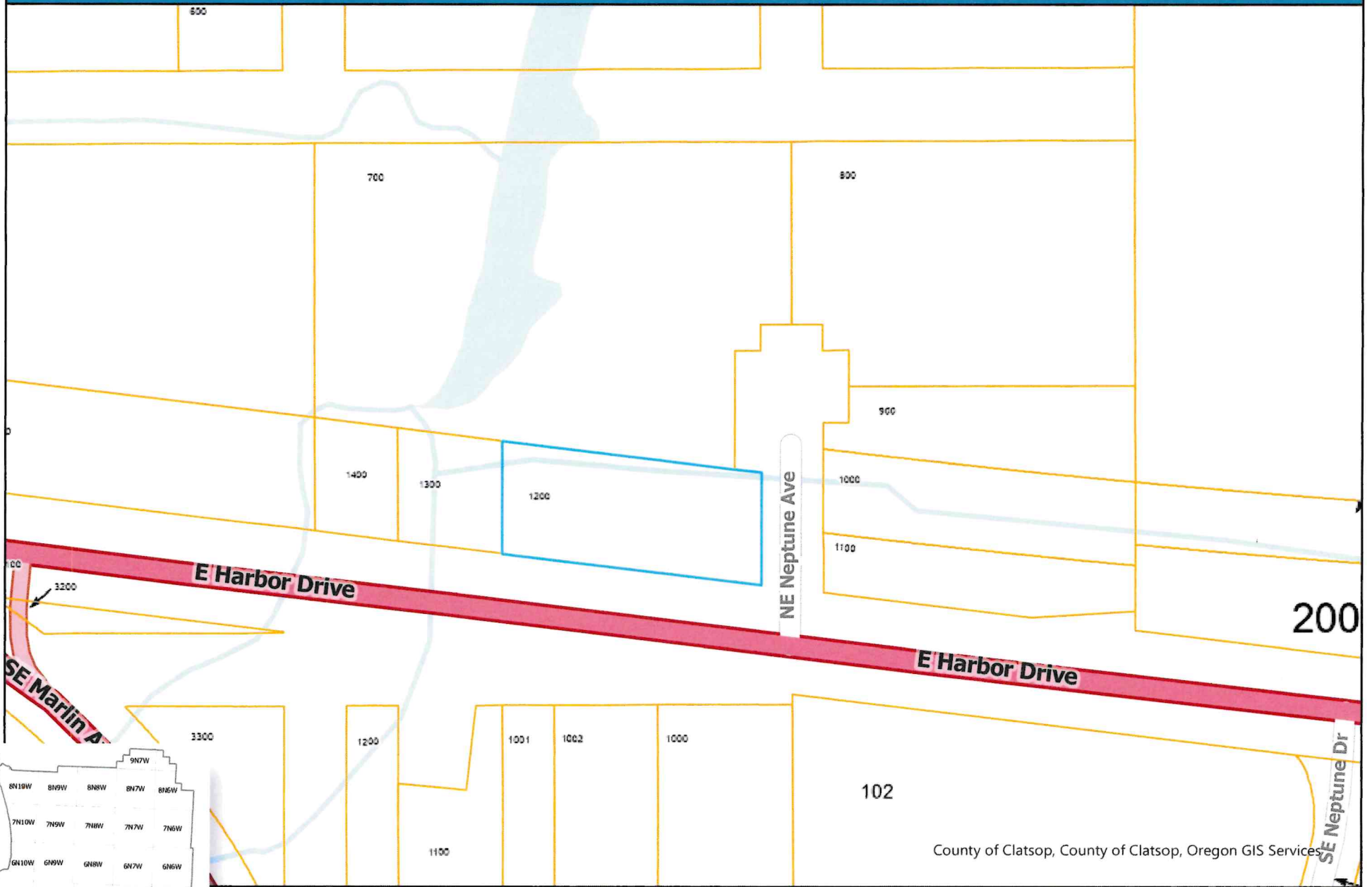
To the Port of Astoria Board of Commissioners:

In a previous memo, a recommendation was made by the Finance Committee to the Board of Commissioners to entertain putting a 'For Sale or Lease' sign on the 12-acre parcel across from Fred Meyer in Warrenton.

Since that time, it was determined that this plot of land approaches the west end of runway 8/26. As such, per FAA guidelines, the land cannot be sold.

As an updated recommendation to the Commission, the Finance Committee would suggest entertaining a 'For Sale or Lease' sign on the tax parcel #1200, a section of Port-owned land on the north side of East Harbor Drive in Warrenton, between SE Marlin Ave and SE Neptune Dr. See attached maps and photo.

Port-Owned Parcel #1200 on E Harbor Dr



Clatsop County

0.05

mi



This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.



1459 E Harbor Dr

Port-Owned Parcel #1200 on E Harbor Dr

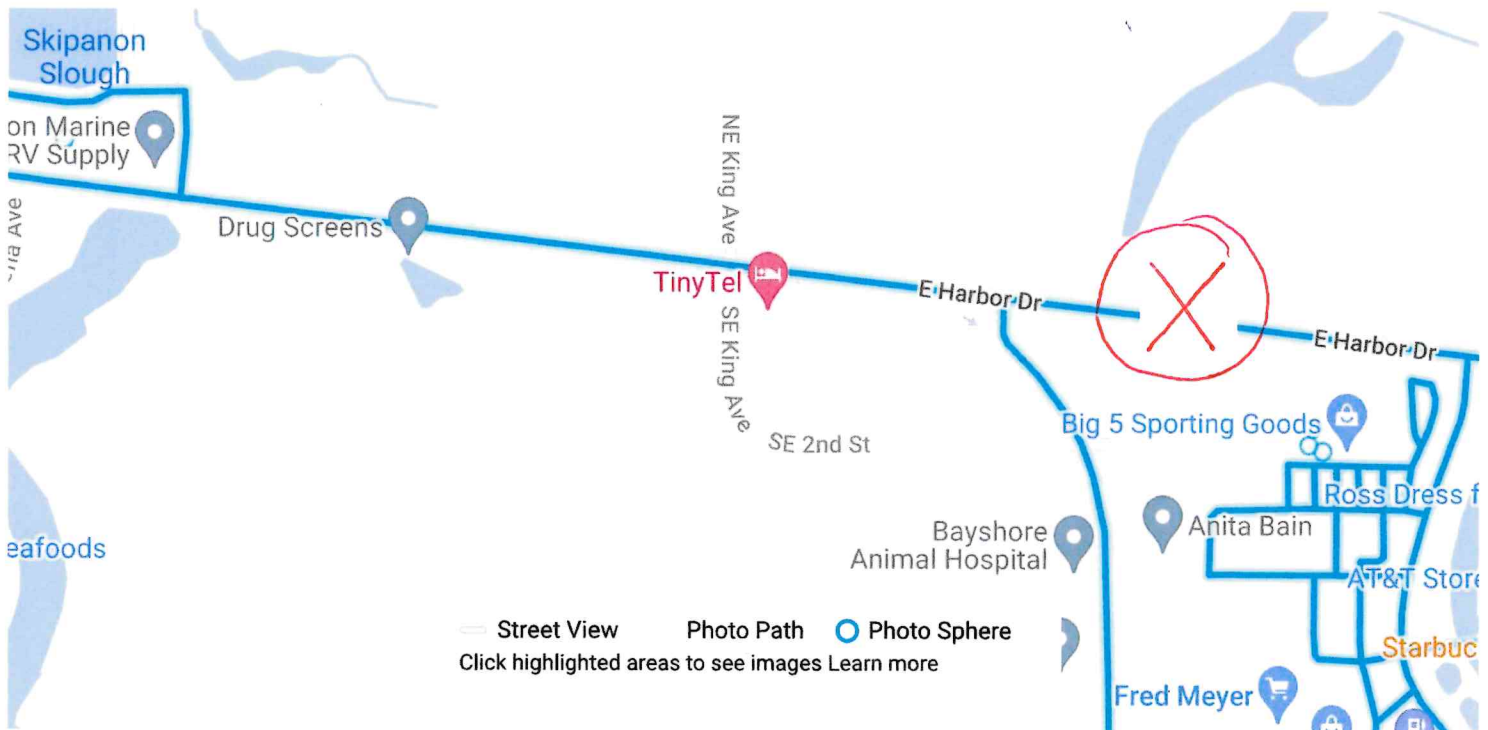


Image capture: Aug 2019 © 2022 Google

Warrenton, Oregon

Google

Street View - Aug 2019



Street View Photo Path Photo Sphere
Click highlighted areas to see images Learn more

COMMITTEE ASSIGNMENTS

Fiscal Year 2022 - 2023

ORGANIZATION	COMMISSION	ALTERNATE
NWACT Northwest Area Committee on Transportation	Scott McClaine	Staff
Col-Pac EDD/ NOEA Columbia-Pacific Economic Development District/ Northwest Oregon Economic Alliance	Robert Stevens	Staff
WFOA Western Fishboat Owners Association	Robert Stevens	Staff
LCSG Lower Columbia Solutions Group	Scott McClaine	Staff
CEDR Clatsop Economic Development Resources	Dirk Rohne	Staff
Clatsop Cruise Committee/ Cruise Hosts	Frank Spence	Staff
OPPA Oregon Public Ports Association	Franks Spence & Scott McClaine	Staff
Columbia River Salmon Advisory	Dirk Rohne	Staff
OCZMA Oregon Coastal Management Association	Frank Spence	Staff
Regional Solutions Group	Frank Spence	Staff
Airport Advisory Committee	Jim Campbell	Staff
Budget Committee	All Commissioners	Staff
Marina Advisory Committee	Robert Stevens & Jim Campbell	Staff
City of Cannon Beach	As Needed Basis: Staff/Commissioner	Staff
City of Seaside	As Needed Basis: Staff/Commissioner	Staff
City of Gearhart	As Needed Basis: Staff/Commissioner	Staff
City of Astoria	As Needed Basis: Staff/Commissioner	Staff
City of Warrenton	As Needed Basis: Staff/Commissioner	Staff
Clatsop County	As Needed Basis: Staff/Commissioner	Staff
Fish Expo	As Needed Basis: Staff/Commissioner	Staff
Lower Columbia Tourism Committee	As Needed Basis: Staff/Commissioner	Staff

*Committee assignments were selected and confirmed at the 7/19/2022 workshop session meeting